

I N D E X

Torrance City Council - June 13, 1989

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Adjournment was at 1:02 a.m. to Tuesday, June 20, 1989, 5:30 p.m.	

# # # # #

Peggy Laverty  
Minute Secretary

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MINUTES OF AN ADJOURNED  
REGULAR MEETING OF THE  
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting at 5:06 p.m., on Tuesday, June 13, 1989, in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Walker, Wirth and Mayor Geissert.  
Councilmembers Hardison and Nakano joined their colleagues at 5:18 p.m. [inception of the workshop session].  
Councilman Mock arrived at 7:00 p.m. in time for the regular Council meeting of this date.

Absent: None.

Also present: City Manager Jackson,  
City Attorney Nelson,  
City Clerk Bramhall, and  
Staff representatives.

\* \* \*

Mayor Geissert announced that this meeting was convened at this early hour for purposes of a workshop on the General Aviation Center. The Council then recessed and relocated to the West Annex Commission Meeting Room to hold that workshop session.

Upon reconvening at 5:18 p.m., it was noted that all Councilmembers were present with the exception of Councilman Mock [see Roll Call above].

The minutes for the workshop immediately follow.

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10d. GENERAL AVIATION CENTER WORKSHOP:

I. OPENING REMARKS:

Mayor Geissert extended a warm welcome to those in the audience, and announced that this workshop was called for purposes of gathering input on suggested modifications to the City's proposed General Aviation Center.

II. INTRODUCTION AND OVERVIEW:

Mr. Phil Tilden, Management Programs Administrator, provided brief historical data and background information on this project.

With the aid of display boards, Mr. Tilden presented an overview of the design as originally considered and compared that concept to the scope of the single story, scaled-down version presented for consideration at this time.

III. PRESENTATION OF SCHEMATIC DESIGN:

Mr. Shahram Moghbel, design architect with H. Wendell Mounce & Associates, assisted by Mr. Karl Smith, project architect, described in some detail [with the aid of a model, as well as schematic drawings] the site layout and interior design of the facility as proposed at this time.

Clarification and expansion as invited by Councilmembers' questions were provided by the architects and by City staff.

Concerns mainly centered around the square footage provided for the pilots lounge and flight planning area, as well as the location and field of view available for noise abatement personnel.

Possible alternative approaches to providing desired visual contact with aircraft from the standpoint of controlling noise were described by Mr. Tilden and cost estimates were indicated.

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IV. COST CONTROL REPORT:

Mr. Chuck Behling of Kitchell CEM [a firm hired by the City to provide project management and value engineering controls on the project] reviewed the Cost Control Report provided in the agenda packet for this item.

Discussion continued with further detailed descriptions of the project and the various personnel operations provided.

Concerns continued to be voiced relative to adequate visual contact for the noise abatement operation.

Environmental Quality Administrator McElroy provided an assessment of basic needs vs. optimum functional capacity along with related budgetary constraints. Ms. McElroy suggested, as a compromise, that the noise abatement center wall might be extended to provide additional window area. This approach, described as similar to a green house window, was judged by Mr. Behling to represent an approximate additional cost of \$5,000.00.

V. AUDIENCE COMMENTS:

The following individuals responded to the Mayor's invitation for input from the audience.

Mr. Ted Stinnis, Torrance Area Pilots Association, 4118 Via Lado, suggested changing the location of the flight planning room and expanding the size of certain pilot/public areas.

Mr. Barry Jay, 2514 Brian Avenue, President of the Torrance Airport Boosters Association, distributed to members of the Council and to the architect copies of a suggested layout relocating the noise abatement and duty officer's areas, as well as providing for additional space in the pilots lounge and flight planning room.

Mr. Paul Jacobsen, representing the Southwood Riviera Homeowners Association, addressed details of the design and proposed relocating the noise abatement center to provide a better viewing area. Mr. Jacobsen voiced concern regarding possible future conversion of a conference area to a commuter air terminal service area.

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Mr. John Winkler, 722 Ellery Drive, San Pedro, questioned the size of the conference room and received clarification as desired.

Mr. Tom Nosek, 4422 Paseo de las Tortugas, deemed this a well-designed, attractive facility and urged acceptance as proposed, except for the possible addition of a window extension in the noise abatement area.

Mr. Al Micci, 233 Via Anita, concurred with the plans as submitted and judged the suggestion for a green house window in the noise abatement area an excellent one.

VI. CONCLUSION:

The Mayor announced that action on the above General Aviation Center Workshop would be taken as part of Agenda Item 10d during the regular Council meeting of this date [see Pages 15-17 of these minutes].

At 6:58 p.m., the City Council recessed and relocated to the Council Chambers. The minutes for the regular Council meeting of this date are reflected on the following pages.

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, June 13, 1989, at 7:15 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

All Councilmembers present - see Page 1.

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by Boy Scout Troop #310 - James Gordon, Scoutmaster.

The invocation for the meeting was provided by Bishop James Chase, Riviera Ward of the Church of the Latter Day Saints.

\* \* \*

Mayor Geissert announced, with sadness, the recent passing of Ms. Elsie Davis, past president of the Bartlett Center Kitchen Band. The Mayor directed that this meeting be adjourned in memory of Ms. Davis.

\* \* \*

Considered next out of order --

22a. Mr. James Gordon, Scoutmaster, Boy Scout Troop #310, announced the 50th Anniversary of Troop #310 and invited Councilmembers to participate in ceremonies on June 26.

Troop members Jay Carson and Andrew Fisher were introduced by Mr. Gordon, as was Mr. Eric Fisher, Assistant Scoutmaster.

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of May 9, 1989, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Citizen Enrichment and Development Committee  
Met this date  
Subject: 25th Anniversary of AYSO - report  
forthcoming.

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8. COMMUNITY MATTERS:

8a. RECOGNITION OF AYSO WEST TORRANCE ALL-STARS BOYS' DIVISION I CHAMPIONSHIP:

Mayor Geissert presented a team plaque to Coach of the West Torrance All Stars, Boys Division I Soccer Team, Mr. Frank Scotto.

Individual letters of recognition were presented to team members --

Eric Hendrickson  
Tim King  
Jim Malott  
Tony Scotto.

Team members who were recognized but could not be present at this meeting were:

Chris Beckman  
Sean Blaire  
Bryce Bolling  
Danny Dougherty  
Jeff Eggum  
Tom Georger  
Mark Hendrickson  
Andrew Igloi  
Derek King  
Ken Murray  
Matt Soufl  
Mike Stover.

Mr. Mike Quiroz, Regional Commissioner, Region 14 West Torrance, presented commemorative pins to the Mayor and members of the Council.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. NAMING OF COLUMBIA PARK SPORTS FIELD:

RESOLUTION NO. 89-124

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE NAMING THE NORTH WEST  
BALL DIAMOND AT COLUMBIA PARK IN MEMORY  
OF ALLAN "PAPPY" HELM

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MOTION: Councilman Nakano moved to adopt Resolution No. 89-124. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Mr. Walt Mulvaney, 3722 Redondo Beach Boulevard, President of North Torrance Little League West, announced that a ceremony will be held June 24, 10:00 a.m., dedicating the above field.

9b. RECOGNITION OF CONTRIBUTORS TO BARTLETT CENTER:

RECOMMENDATION:

The Senior Citizens Council and Parks and Recreation Director recommend that Your Honorable Body provide appropriate recognition at the Bartlett Senior Citizens Center for key individuals who have contributed to the betterment of senior citizens in our community and to those who have donated to the new Bartlett Center. Specifically, it is recommended that Your Honorable Body:

1. Adopt a resolution naming the dining hall at the new Bartlett Center the Caroline Ritsema Hall in recognition of Ms. Ritsema's contribution and support of the senior citizens programs;
2. Adopt a resolution naming the conference room at the Bartlett Center the Bob Hosler Conference Room in honor of Mr. Hosler's tireless efforts to better the lives of seniors in our community; and
3. Set a policy that those who contribute monies or items to the new Center receive an appropriate letter of appreciation and that individuals who donate a value of \$500 or more be named on a plaque on the Honor Wall in the lobby of the new Center.

RESOLUTION NO. 89-125

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE NAMING THE DINING HALL  
OF THE BARTLETT SENIOR CITIZENS CENTER  
IN HONOR OF  
CAROLINA GEERTRUIDA MARIE RITSEMA

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MOTION: Councilman Nakano moved to adopt Resolution No. 89-125. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 89-126

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE NAMING THE CONFERENCE  
ROOM OF THE BARTLETT SENIOR CITIZENS  
CENTER IN HONOR OF BOB HOSLER

MOTION: Councilman Nakano moved to adopt Resolution No. 89-126. This motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. VESTING OF TENTATIVE SUBDIVISION MAPS:

ORDINANCE NO. 3277

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE ADDING SECTION 92.29.31  
TO DIVISION 9 OF THE TORRANCE MUNICIPAL  
CODE TO PROVIDE FOR VESTING TENTATIVE  
MAPS PURSUANT TO THE AUTHORITY OF THE  
SUBDIVISION MAP ACT

MOTION: Councilman Nakano moved to approve Ordinance No. 3277 at its first reading. His motion was seconded by Councilman Walker.

Following clarification by City Engineer Burtt of the purpose and parameters of the above ordinance, audience comments were invited by the Mayor.

Mr. Tom Yuge, 4535 Darien Street, a Civil Engineer, requested that this agenda item be continued to allow professionals in the community and other developers an opportunity to review the ordinance.

City Attorney Nelson indicated that a delay of two weeks would not represent a problem, whereupon Councilman Nakano WITHDREW HIS ABOVE MOTION; Councilman Walker, his second.

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MOTION: Councilman Nakano moved to continue Agenda Item 10a, to the City Council meeting of June 27, 1989, 7:00 p.m. This motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

10b. RECONSTRUCTION OF GLENBURN AVENUE (NORTH TORRANCE RELIEF STORM DRAIN, UNIT II):

RESOLUTION NO. 89-127

A RESOLUTION OF THE CITY OF TORRANCE APPROVING IN CONCEPT THE RECONSTRUCTION OF GLENBURN AVENUE IN CONJUNCTION WITH THE NORTH TORRANCE RELIEF STORM DRAIN, UNIT II AND THE INTENT TO TRANSFER FUNDS FROM THE CITY OF TORRANCE'S 1988-89 FISCAL YEAR ALLOTMENT OF FEDERAL-AID URBAN (FAU) FUNDS TO THE COUNTY OF LOS ANGELES FOR SAID WORK UPON APPROVAL OF A CITY-COUNTY COOPERATIVE FINANCE AGREEMENT

MOTION: Councilman Councilman Nakano moved to adopt Resolution No. 89-127. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

10c. TRAFFIC OPERATIONS - DEL AMO WEST TRACT/TALISMAN STREET NORTH OF DEL AMO BOULEVARD:

[Correspondence dated June 13, 1989, from the Administrator of the Huntington Residential Retirement Hotel opposing the closure of Earl Street - submitted through the Mayor as part of the official record on this agenda item.

A comprehensive staff presentation aided by transparencies and supported by extensive staff backup material was provided by Traffic Manager Vance. The following short-term and long-term measures were noted as having been considered during Traffic Commission scoping sessions on the subject area.

Option A - Install 4-Way Stop, controls on Earl at Konya and Michelle.

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Option B - Install a planted area and cul-de-sac on Earl south of Michelle.

The City standard cul-de-sac has a 40 - foot internal radius and a 50 foot external. At this section of Earl Street, there is only 70 feet of public right-of-way.

Option C - Install a planted area on Earl between Konya and Del Amo.

This would eliminate any access to and from Del Amo for the East Victor Precinct. Displaced local traffic would probably use Spencer Street at either area or Hawthorne to gain access to the area.

Option D - Install a berm on the barrier line of the westbound left turn pocket on Del Amo at Earl.

Our traffic counts at this location indicate that southbound Talisman - Del Amo - Earl route is a popular one and may account for as much as 50% of the southbound volume on Earl south of Del Amo.

Installing the berm might eliminate some of the traffic on Earl; however it is difficult to estimate how much since traffic diverted from Talisman could use either Anza - Del Amo - Earl or Hawthorne - Del Amo - Earl.

Of the approximately 2,700 vehicles per day southbound on Earl south of Del Amo, of which approximately 190 are in the 5 to 6 p.m. peak hour, it is reasonable to assume that nearly all have a destination in East Victor.

The northbound a.m. and p.m. peak hours are approximately 150 vehicles per hour and 210 vehicles per hour, respectively.

#### RECOMMENDATIONS:

The Department of Transportation recommends installing 25 mph pavement markings on Earl south of Del Amo and north of Spencer.

In addition, the department recommends that an analysis be made of the effect of closing Earl Street between Del Amo and Michelle in the review of the Circulation Element of the General Plan.

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The Traffic Commission recommends that the westbound left turn channelization on Del Amo at Earl be modified to prevent the southbound on Talisman to westbound on Del Amo to southbound Earl movement and that 25 mph speed limit signs be installed on Earl between Del Amo and Torrance Boulevards.

First to speak on this matter from the audience was Ms. Fran Quinlan, 4208 Michelle Drive, who, with the aid of transparencies, provided a detailed presentation of neighborhood concerns and recommended solutions to the subject issue.

Ms. Quinlan submitted, for the record, a sizable packet of material which included correspondence, data, etc. as listed below.

- March 15, 1988 correspondence from Linscott, Law & Greenspan, Engineers re Little Company of Mary medical office building
- March 10, 1988 statement and petition from Del Amo West Homeowners' Committee
- June 10, 1988 statement/petition from residents
- July 21, 1988 correspondence/petition from residents
- June 9, 1989 brief of presentation for tonight's meeting
- April 3, 1989 overview re closing of Earl.

Ms. Quinlan's presentation dealt primarily with issues of safety, noise and truck traffic and set forth goals and objectives of the residents in dealing with these problems. This speaker strongly recommended the closing of Earl Street at Del Amo as a solution and submitted [for the record] print-outs of transparencies used during her discourse, including an illustration of use of a greenbelt as a mechanism for the Earl/Del Amo closure.

Next to speak from the audience was Mr. Charles Good, 7323 Via Lorado, Rancho Palos Verdes, owner of a building at 20439 Earl Street. This speaker indicated strong objections to the closure of Earl Street because of the need to serve the industrial area.

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Mr. W. A. Pollock, 1960 Del Amo Boulevard, owner of property at 20427 Earl Street, also spoke in firm opposition to the closure of Earl Street and indicated his support of staff's Option D.

Dr. Eng-Chong Ha, 4111 Michelle Drive, emphasized the safety risk to those living in the area and expressed his opinion that the closure of Earl would reduce that risk.

Related traffic problems affecting residents of Talisman Street were described by Mr. Joseph Badrena, 20104 Talisman, who favored the concept of a berm on Del Amo at Earl [staff's Option D]; urged enforcement of existing speed limits; and requested that 25 mph pavement markings be painted on Talisman.

Mr. Dennis Loehr, 4225 Michelle Drive, favored installation of the berm on Del Amo [Option D].

Ms. Carol Shimizu, 4142 Michelle Drive, described problems represented by the speed of traffic on Earl compounded by the hill and visibility conditions, especially for northbound traffic.

Favoring the closure of Earl Street or 4-way STOP signs at Earl and Michelle, was Ms. Patty Loehr, 4225 Michelle Drive.

Mr. Robert Kandle, 4130 Michelle Drive, noted his opinion that the closure of Earl at Del Amo will be detrimental to residential property values in the area and, further, will not solve the safety problem. This speaker recommended the closure of Earl at Michelle.

The serious traffic problems represented by the combination of hill and cross street into a residential area were described by Mr. Peter Coffee, 4131 Michelle Drive. Closure of Earl south of Michelle was favored by this speaker.

Mr. Wally Harrison, 5115 Scott Street, strongly opposed the closure of any street.

Mr. William Li, 4119 Michelle Drive, suggested closing Earl at Michelle.

Ms. Marjorie Unguez, 4109 Konya Drive, requested increased traffic enforcement and closure of Earl Street. This speaker indicated her disapproval of recently installed YIELD signs on Michelle and Konya.

Council discussion developed at this point.

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Councilman Walker supported Options A and D and urged increased enforcement as well as appropriate and effective signing at the top of the hill. If such action did not prove to be effective, Mr. Walker indicated that he would then support consideration of alternative plans for the closure of Earl Street.

During the continuing discussion, Councilman Wirth expressed concerns that STOP AHEAD warnings be sufficiently effective so that the problem is not enhanced by the installation of STOP controls of which motorists are unaware. His suggestion of a possible mid-block 2-way STOP further south on Earl [in the industrial area] was met with the comment by Traffic Manager Vance that motorists tend to ignore such controls.

Councilman Applegate concurred with Option D and a 4-way STOP at Michelle and Earl with appropriate noticing, as discussed. He indicated his opinion that various disincentives for traffic on Earl Street should be implemented prior to any consideration of access closure.

Mayor Geissert requested that a RIGHT TURN ONLY on Earl at Del Amo be implemented on a trial basis [in an effort to discourage some of the northbound traffic on Earl Street]. This suggestion met with opposition from Councilmen Walker and Applegate because of what was perceived as increased problems in other areas as well as the inconvenience factor.

It was Councilwoman Hardison's recommendation that if the berm as proposed [Option D] does not prove effective, the extension of the berm completely through the intersection be explored as a future option.

In response to a request by Mayor Geissert, City Manager Jackson indicated that staff will return to Council with an analysis of cost factors and priority considerations regarding the possibility of "shaving off" the top of the hill in an effort to increase visibility, an alternative suggested by Police Chief Nash.

The following action was ultimately taken.

MOTION: Councilman Wirth moved to concur with the Traffic Commission recommendation for extension of the berm on Del Amo at Earl [Option D] and installation of 4-way STOP signs at Michelle and Earl, as well as 25 mph speed limit signs on Earl. The motion was seconded by Councilman Mock.

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Prior to roll call vote, Councilman Wirth recommended that significant warning signs be posted -- additional temporary signs -- in order to effectuate awareness of the newly installed STOP signs. Traffic Manager Vance indicated that signs, as well as pavement markings, will be installed.

Roll call on the above motion was unanimously favorable.

Councilwoman Hardison requested that the Council, through the Traffic Commission, be provided with follow-up information complete with traffic counts, etc.

Councilman Wirth expressed appreciation for the time and effort put forth by the Traffic Commission and Transportation Department staff [and other support staff] which culminated in the above action.

\* \* \*

At 9:28 p.m., Mayor Geissert declared a recess. The Council reconvened at 9:50 p.m.

\* \* \*

10d. SCHEMATIC DESIGN DRAWINGS - GENERAL AVIATION CENTER:

Mayor Geissert announced that a workshop session was conducted on this item earlier this evening [see Pages 2-4 of these minutes.]

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council approve the revised schematic design drawings for the General Aviation Center and authorize the architect to proceed with design development drawings.

Audience comments were invited.

Mr. Gerard D'Corano, 415 Horando Street, #235, Hermosa Beach, suggested an area be included where the general public could view displays relative to general aviation.

Mr. Barry Jay, 2514 Brian Avenue, suggested that, in addition to moving the noise abatement center to the northwest corner of the Center [suggested during the workshop session], the

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viewing portion of that area be elevated to enhance the visibility of aircraft. Mr. Jay emphasized the importance of expanding the flight planning room by moving the west wall in line with the food service wall. Mayor Geissert requested that Management Programs Administrator Tilden explore that possibility with the architects.

Mr. Joe Arciuch, 23521 Kathryn Avenue, expressed concerns regarding location of the noise abatement center noting his opinion that this operation should have a view of the western area. [Aerial photo with line of sight depicted submitted for the record]. This speaker indicated wholehearted agreement with Mr. Jay's plan. At the conclusion of his discourse, Mr. Arciuch suggested that a study with an eye toward maximizing the income of the Airport might be appropriate at this time.

The subject of visual contact in the area of noise abatement was addressed by Environmental Quality Administrator McElroy at the Mayor's request. Ms. McElroy advised that the ability for visual contact which will be afforded by the green house window, as discussed, will be helpful to staff.

Mr. Ted Stinis, Torrance Area Pilots Association, 4118 Via Lado, suggested that the transient tie-downs might be moved further to the west; recommended that a window be installed in the flight planning room as a matter of convenience; and suggested small adjustments internally to provide adequate space for flight planning which, in his opinion, is not adequate as presented.

MOTION; Councilman Wirth moved to approve, in concept, schematic drawings for the General Aviation Center, modifying the plan to include a green house or extended window from the Noise Abatement area. The motion was seconded by Councilwoman Hardison.

An amendment to the motion was suggested by Mayor Geissert stipulating that the west corner of the flight planning room be squared off as discussed. This amendment was accepted by Councilman Wirth as maker of the motion and Councilwoman Hardison, as seconder.

Prior to roll call vote, Ms. Roxanne Jacobson, 22937 Audrey Avenue, recommended that the noise abatement center be moved to the northwest corner of the public building.

Councilwoman Hardison commended neighborhood groups and pilots for their efforts to work together on this item.

Roll call vote on the motion was unanimously favorable.

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Councilman Wirth requested that staff provide a time schedule projection for the General Aviation Center to Council and to the Airport Commission.

15.        HEARINGS:

15a.      1989 REVISION OF HOUSING ELEMENT OF GENERAL PLAN:

Mayor Geissert announced that this was the time and place for Council consideration of the 1989 revision of the Housing Element of the General Plan.

Proof of publication, provided by the City Clerk, was filed without objection.

Principal Planner Pat Bluman provided the staff presentation on this item and set forth the following --

RECOMMENDATION:

The Planning Commission and Planning Department recommend adoption of the 1989 Revision of the Housing Element of the Torrance General Plan.

In response to individual Council inquiries, various members of staff provided general clarification regarding anticipated funding as set forth in the Plan and expansion of the housing team's role as perceived in the program.

Specific aspects of the document were then addressed as indicated below.

Councilwoman Hardison pointed out that on Page 22 [staff material] Newton Middle School should correctly be identified as a facility being "Used by District" rather than "No present use" as shown.

Mayor Geissert referenced Section 4. HOMELESS [staff Pages 29 and 30] and requested that the material be clarified to indicate that the Harbor Interface Shelter is a referral group and not an actual shelter for the homeless.

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Audience input was invited.

Mr. Tony Kriss, 18528 Gramercy Place, expressed his opinion that Torrance is a job-rich community and a victim of a shortage of affordable housing represented by a disproportionate relationship between jobs and housing.

Mr. Kriss claimed that the existing [affordable] housing shortage compounds traffic problems; impacts the sales tax revenues; represents an increase in the cost of living; etc.

With an eye toward enhancing the affordability of housing in the community, particularly for young families, Mr. Kriss recommended that a commission be created to participate in the planning exercise, said commission to be composed of members of the Chamber of Commerce, homeowners associations, Board of Realtors, building industry, etc.

A study of the Land Use Element of the General Plan was urged by this speaker, it being his opinion that there is an opportunity to rezone industrial land as well as to upzone residential land in areas where density could be increased without creating additional problems. He recommended the use of Redevelopment authority and funds for housing -- also use of the home mortgage credit process in an effort to help generate increased land availability and increased housing.

Members of the Council responded to Mr. Kriss' ideas and proposals. Councilman Walker addressed what he considers to be a well balanced composition of development within the City of Torrance.

Councilwoman Hardison challenged the real estate segment of the community to support the idea of affordable housing by encouraging the smaller, more affordable homes that are in good repair to be recycled rather than destroyed to make way for replacement by homes costing several times as much.

Councilman Applegate related the City's practice in choosing to use the limited funds available to subsidize housing for handicapped and fixed-income citizens. This Councilmember also pointed out the relationship between increased density and traffic and the various tradeoff's involved in the process.

Mr. Kriss responded to Council comments reiterating his concepts. He specifically noted his opinion that the assumption that there is a coefficient between density and traffic is a myth that needs to be corrected. In conclusion, this speaker urged that the Land Use Element be reviewed to explore the possibilities of increasing housing at an affordable level.

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The hearing was closed upon a motion by Councilman Applegate, seconded by Councilman Walker and unanimously approved by roll call vote.

RESOLUTION NO. 89-128

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE, CALIFORNIA, ADOPTING  
THE REVISED HOUSING ELEMENT OF THE GENERAL  
PLAN

MOTION: Councilman Nakano moved to adopt Resolution No. 89-128. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Principal Planner Bluman announced that the final document will incorporate the comments made this evening which represent specific modifications to the draft element.

\* \* \*

At 11:25 p.m., a brief recess was called. The Council returned at 11:35 p.m.

\* \* \*

16. APPEALS:

16a. S80-2, STOR:

Staff presentation on this agenda item was provided, with the aid of transparencies, by Environmental Quality Administrator McElroy, who set forth the following recommendations on this sign appeal case.

RECOMMENDATION:

The Environmental Quality and Energy Conservation Commission recommends:

1. Approval of the 8' x 29'9" sign for the south wall,
2. Approval of a 3' high sign for the east wall,
3. Approval of the north and south wall entry signs,

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4. Denial of the west wall sign (4' x 14'10"),
5. Approval of the color white for all copy excepting the north wall sign to be bronze that reads white at night.

Building and Safety Department staff concurs with the Commission recommendations except that staff recommends that the sign on the south wall be reduced from 8' to 5' in height.

Snapshots of the existing STOR sign [white copy] were submitted by Ms. McElroy for the Council's edification.

Mr. James Jones, Torrance Company, #3 Del Amo Fashion Center, referenced correspondence dated June 9, 1989, [supplementary staff material of record] supporting their sign request particularly as it relates to red copy per STOR's logo color. Accompanying his presentation with slides, Mr. Jones requested approval to change the 8-foot high sign on the south elevation from white to red letters, and approval of a 4-foot high sign on both the east and west elevations.

A brief Council discussion culminated in the following action.

**MOTION:** Councilman Applegate moved for approval of an 8-foot x 30-foot sign for the south wall; approval of a 4-foot sign for both the east and west walls; and approval of the north and south wall entry signs, specifying that signs be red in color. His motion was seconded by Councilman Walker and carried by way of the following roll call vote.

AYES: Councilmembers Applegate, Mock, Nakano, Walker and Wirth.

NOES: Councilwoman Hardison and Mayor Geissert.

Councilwoman Hardison noted her concurrence with the size of the signs requested and approved above; however, she preferred the white color from the standpoint of attractiveness and visibility. It was Ms. Hardison's opinion that the above action will open the door for other requests for sign changes.

Mayor Geissert indicated her preference for white letters, the red color being somewhat "garish" on the bright blue background of the building, in her opinion.

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17. ADMINISTRATIVE MATTERS:

17a. IMPLEMENTATION/RESOURCES OF THE ANTI-DRUG ACT OF 1988:

RESOLUTION NO. 89-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENDORSING QUICK IMPLEMENTATION OF THE ANTI-DRUG ABUSE ACT OF 1988 AND REQUESTING INCREASED FEDERAL ANTI-DRUG ENFORCEMENT RESOURCES FOR THE LOS ANGELES COUNTY AREA

MOTION: Councilman Nakano moved to adopt Resolution No. 89-129. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

17b. CIVIL AIR PATROL LEASE:

RESOLUTION NO. 89-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A LEASE BETWEEN THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, AND CALIFORNIA WING CIVIL AIR PATROL, A FEDERALLY CHARTERED CORPORATION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-130. This motion was seconded by Councilman Walker.

Prior to roll call on the motion, Captain Bruce Cobb, 1624 West 252nd Street, Harbor City, representing a joint committee between the two Civil Air Patrol squadrons residing on Torrance Airport, approached the podium and requested approval of the above resolution.

Roll call vote on the motion to adopt Resolution No. 89-130 was unanimously favorable.

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18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3272:

ORDINANCE NO. 3272

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 41.2.10 (a) OF THE TORRANCE MUNICIPAL CODE GOVERNING FEES FOR IMPOUNDING AND KEEPING ANIMALS AND SECTION 41.3.3 GOVERNING FEE FOR REPLACEMENT OF DOG TAGS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3272 at its second and final reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

18b. ORDINANCE NO. 3276:

ORDINANCE NO. 3276

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR SIX MONTHS THE TERM OF A PIPELINE FRANCHISE ORIGINALLY GRANTED BY ORDINANCE NO. 1435

MOTION: Councilman Nakano moved to adopt Ordinance No. 3276 at its second and final reading. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

20. CONSENT CALENDAR:

20a. AWARD OF CONTRACT - Retrofit of 16 existing City buses with new wheelchair lifts for handicapped patron service.  
Expenditure: \$284,000  
Funding [per Finance Department Supplementary Agenda Item]:

UMTA Grant Funds	\$192,000
Prop A, Local Return	<u>92,000</u>
	\$284,000.

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RECOMMENDATION:

It is staff's recommendation that Council authorize the award of a contract to retrofit 16 city buses with new improved EEC wheelchair lifts manufactured by the Environmental Equipment Corp. of San Leandro, California, based on a not to exceed amount of \$15,850 per coach (\$253,600 total); and further, for Council to authorize the transporting of these 16 buses by means of a "low boy" trailer utilizing a carrier experienced in transporting 40 ft. buses to the EEC company site, the Trident Truck Line, Inc. of Hayward, California, in an amount of \$1,900 per coach (round trip) for a total transportation cost of \$30,400.

- 20b. AWARD OF CONTRACT: To demolish and remove existing  
200 Amp Service Panel and furnish and install new  
400 Amp Panel  
Location: City of Torrance Airport Tower Building  
25311 Aero Way, Torrance, CA  
Ref: Bid No. B89-41  
Expenditure: \$9,956.00.

RECOMMENDATION:

The Purchasing Division and the Transportation Department recommend that Your Honorable Body approve the contract to demolish and remove an existing 200 amp service panel and furnish and install a new 400 amp panel at the Airport Tower Building from the lowest responsible bidder, Two Macks Electric of Torrance. Total expenditure is \$9,956.00.

- 20c. AWARD OF CONTRACT: To furnish and install an underground electrical conduit at the Torrance Municipal Airport  
Ref. Bid No. B89-36  
Expenditure: \$6,020.00.

RECOMMENDATION:

The Purchasing Division and Airport Division recommend that Your Honorable Body authorize the award of a contract to install an underground electrical conduit to the lowest responsible bidder, Atlas-Allied, Inc. of Anaheim, CA in the total amount of \$6,020.00.

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MOTION: Councilman Applegate moved to concur with staff recommendations regarding Agenda Items 20a [as amended], 20b and 20c. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

21. ADDENDUM MATTERS:

21a. ELM AVENUE WATER STORAGE TANK REPAIR:

City Manager Jackson advised that there has been a failure of the roof of the water storage tank on Elm Avenue and it is necessary to demolish it as quickly as possible for safety reasons.

Mayor Geissert noted that inasmuch as this item was not on the regular agenda for this meeting, it must be established either that the problem arose after the posting of the agenda or is an emergency. Since this matter has been presented as an emergency, the Mayor advised that the Council must consider whether it falls within the provisions of the Brown Act Section 54954.2, an emergency being defined as a work stoppage, crippling disaster or other activity which severely impairs public health, safety or both.

MOTION: Councilman Applegate moved to declare this matter an emergency. The motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Acting Water Utility Director Heisner advised the Council that there is a "definite hazard" involved with the recent collapse of the subject water storage tank roof, as well as an emergency situation related to a possible water curtailment situation anticipated for later in the summer.

RECOMMENDATION:

It is the recommendation of both the Acting Water Utility Director and the Building and Safety Director that the collapsed roof at the Elm Avenue water storage tank be removed as an emergency measure. It is further recommended that Associated Industries be retained to perform the work at a cost not to exceed \$40,000 with proceeds to be derived from an appropriation from the Water Revenue Fund.

MOTION: Councilwoman Hardison moved to concur with staff recommendation on Agenda Item 21a. Her motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

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Mayor Geissert expressed appreciation to the Acting Water Utility Director and his staff for quick action on this problem.

\* \* \*

At 12:20 a.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. This meeting of the Redevelopment Agency was adjourned at 12:21 a.m., and the City Council reconvened.

\* \* \*

22. ORAL COMMUNICATIONS:

22a. See Page 5.

22b. Councilman Applegate referenced a recent letter from the Building Industry Association regarding taxes and write-offs, and noted that this correspondence has been submitted to the City Manager for action if appropriate.

22c. Councilman Nakano requested staff to investigate confusing traffic signal settings at Western and Torrance Boulevards. Director of Transportation will follow through and report back.

22d. Mayor Geissert requested that a calendar be formulated relative to the requirements associated with Councilman Walker's Initiative campaign.

22e. City Clerk Bramhall noted a vacancy on the Senior Citizens Council and suggested that July 11 be fixed as the date for Council interviews and appointment. There were no objections and it was so ordered.

22f. Councilman Mock requested that the City Manager's office provide the Council with information regarding other cities in this area which have instituted a program with regard to landscaping.

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23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney on the following subjects:

- Salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain other personnel matters;
- Pending litigation entitled Ruthe Alboya vs. The City of Torrance, Los Angeles Superior Court Case No. SWC 96266;
- Pending litigation entitled Martha Siebert vs. The City of Torrance, Los Angeles Superior Court Case No. SWC 75055;
- Pending litigation entitled People of the State of California, ex rel., vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953;
- Pending litigation entitled John Rastello, et al., vs. Rollo Green, et al., Los Angeles Superior Court Case No. SWC 74882;
- Pending litigation entitled Curtis Whitson vs. Officer Mike Hertica, et al., United States District Court Case No. CV 87-04905JGD (JRX); and
- Discussion regarding the Infiniti Dealership site.

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957 & 54957.6 (a); and 54956.9 (a).

At 12:25 a.m., the City Council recessed to executive session, returning at 1:02 a.m. No action was required as a result of the executive session.

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24. ADJOURNMENT:

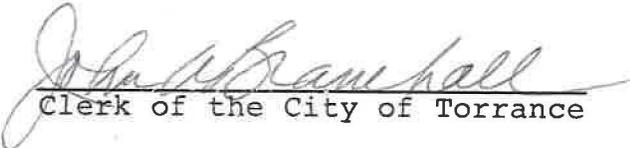
At 1:02 a.m. [Wednesday, June 14, 1989], the June 13 meeting of the City Council was formally adjourned to Tuesday, June 20, 1989, 5:30 p.m.

\* \* \*

Adjournment was dedicated to the memory of  
Ms. Elsie Davis.

# # # # #

  
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Mayor of the City of Torrance

  
\_\_\_\_\_  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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